



# FAIRFAX COUNTY PARK AUTHORITY

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## M E M O R A N D U M

**TO:** Chairman and Members  
Park Authority Board

**VIA:** Kirk W. Kincannon, Executive Director

**FROM:** David Bowden, Director  
Planning and Development Division

**DATE:** March 5, 2020

### *Agenda*

**Planning and Development Committee  
(Committee of the Whole)  
Wednesday, March 11, 2020 – 6:15 p.m.  
Boardroom – Herrity Building  
Chairman: Ken Quincy  
Vice Chair: Michael Thompson**

1. Scope Approval – Annandale Community Park Renovation and Expansion of the Hidden Oaks Nature Center – Action\* (with presentation)
2. Scope Approval – Annandale Community Park Tennis Court Lighting Replacement – Action\*
3. Scope Approval – Hooes Park Athletic Field Lighting – Action\*
4. Scope Approval – Burke Lake Park Picnic Shelters – Action\*
5. Area 1 Maintenance Facility Replacement Reallocation of funds for Construction Contract Award – Action\*
6. VDOT I-495 Northern Extension (NEXT) Express Lanes – Information\* (with presentation)
7. Monthly Contract Activity Report – Information\*

\*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

Board Agenda Item  
March 25, 2020

## **ACTION**

### Scope Approval – Annandale Community Park Renovation and Expansion of the Hidden Oaks Nature Center (Mason District)

#### ISSUE:

Approval of the project scope for the renovation and expansion of the Hidden Oaks Nature Center at Annandale Community Park.

#### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for the renovation and expansion of the Hidden Oaks Nature Center at Annandale Community Park.

#### TIMING:

Board action is requested on March 25, 2020, to maintain the project schedule.

#### BACKGROUND:

Annandale Community Park, located at Hummer Road and Royce Street in the Annandale area of the Mason District, contains Hidden Oaks Nature Center, playgrounds, trails, basketball and tennis courts, ball fields, and a picnic shelter with restrooms. The nature center was built in 1970, with an addition completed in 1980. The current facility requires accessible upgrades to the restrooms and expansion is necessary to provide for adequate office space and an additional multipurpose room for programming. The Planning and Development Division FY 2019 Work Plan, approved by the Park Authority Board on June 27, 2018, identifies a project for Annandale Community Park improvements. The project includes the renovation and expansion of the Hidden Oaks Nature Center.

A project team that includes representatives from the Resource Management, Park Operations, and Planning and Development Divisions, and the Automation Services Branch, was assembled to determine the project scope. Staff selected the architecture firm of Shaffer, Wilson, Sarver, & Gray (SWSG) to assist the project team in scoping the renovation and expansion of the nature center. Based on the conditions of the existing nature center and the schematic designs prepared by SWSG, the project team has completed their evaluation of the project requirements and recommends the following scope of work for expansion and renovation of the of the nature center:

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- Construct an addition to provide an office suite and one multipurpose room
- Provide an accessible egress pathway from the rear of the building
- Redesign the toilet rooms to provide for four separate toilet rooms, including two accessible toilet rooms.
- Relocate the existing administration desk into an office.
- Convert the existing administration desk into exhibit area.
- Relocate the public water fountains into the public space.
- Update millwork in the existing building.
- Improve stroller parking at the main entry.

The project scope cost estimate for design and construction related to the expansion and renovation of the Hidden Oaks Nature Center is \$1,500,000 (Attachment 2).

Staff estimates the improvements to the facility will result in an increase in annual net revenue of \$79,000. Staff estimates an annual maintenance cost increase of approximately \$9,000. The following life cycle replacement costs are expected:

- Building Finishes - \$48,000 in year 10
- Building Millwork, Doors, Hardware - \$62,000 in year 15
- Building Mechanical/Plumbing/lighting - \$108,000 in year 15
- Building Finishes - \$48,000 in year 20
- Building All Other - \$290,000 in year 30

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	1st Quarter CY20
Design / Permitting	3rd Quarter CY21
Construction	2nd Quarter CY22

**FISCAL IMPACT:**

Based on the scope cost estimate, funding in the amount of \$1,500,000 is necessary to fund this project. Funding in the amount of 1,500,000 is available in Fund 30400 Park Bond Construction, 2016 Park Bond, PR-000078 Park Renovations and Upgrades, Annandale Community Park to fund this project.

**ENCLOSED DOCUMENTS:**

- Attachment 1: Hidden Oaks Nature Center Development Plan
- Attachment 2: Scope Cost Estimate

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March 25, 2020

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

Cindy Walsh, Acting Director, Resource Management Division

Paul Shirey, Manager, Project Management Branch

Andy Miller, Project Coordinator, Buildings Branch

Eric Inman, Project Manager, Buildings Branch

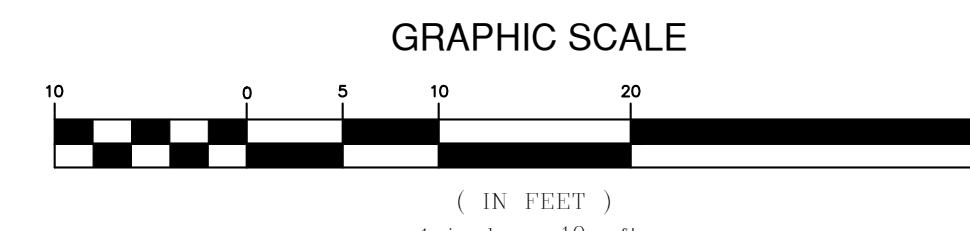
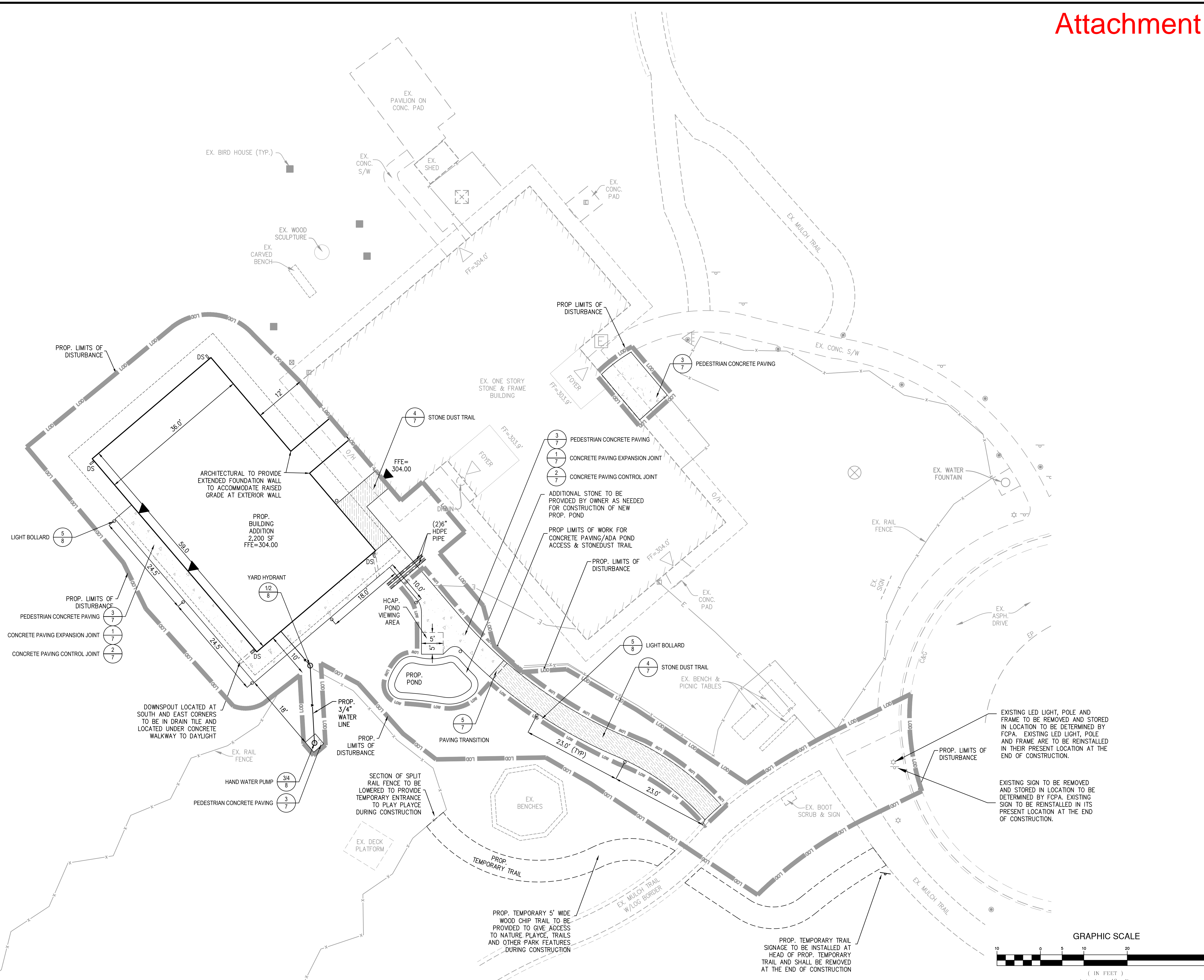
Michael Baird, Manager, Capital and Fiscal Services

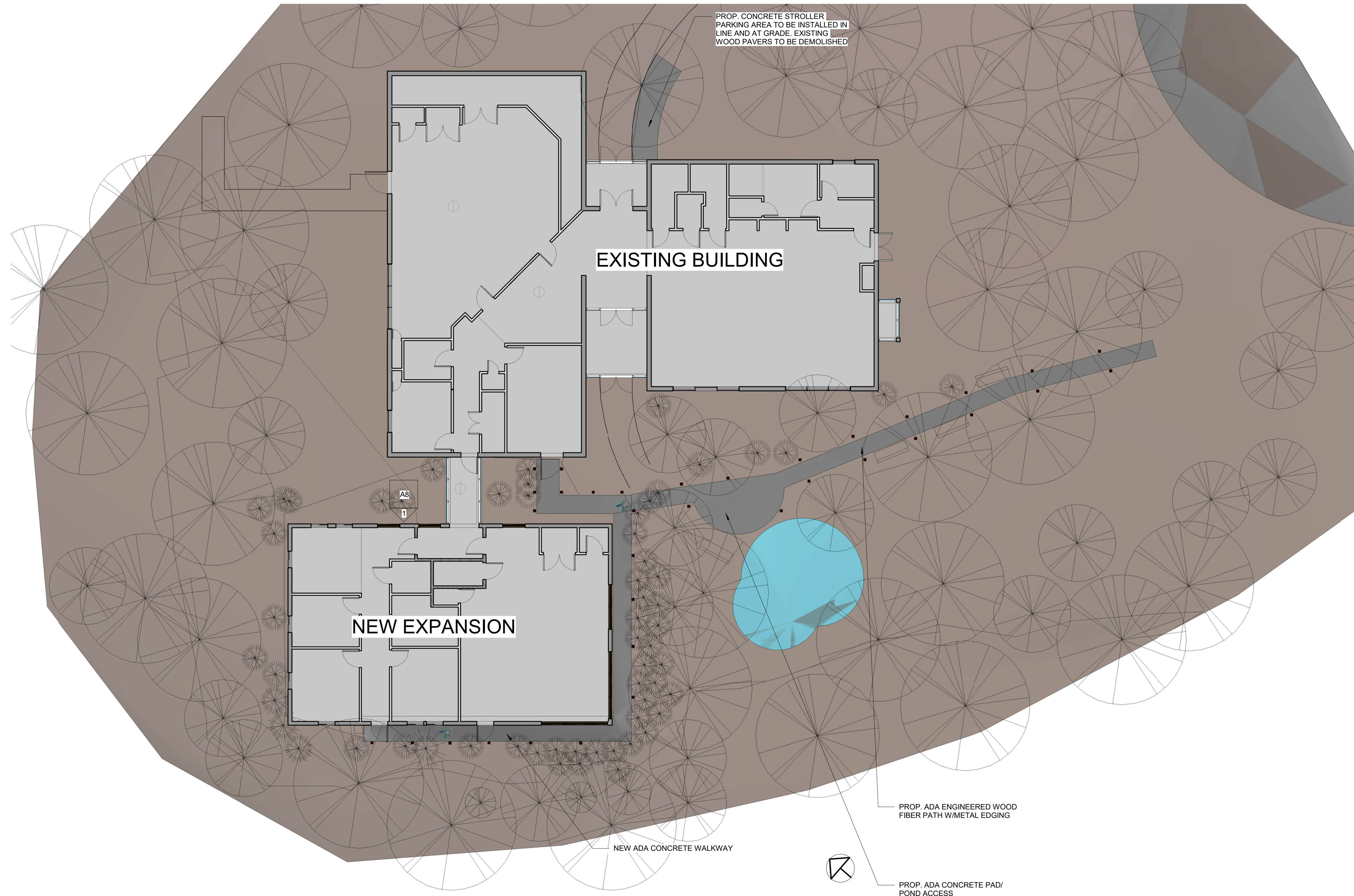


GEOMETRIC PLAN  
**HIDDEN OAKS NATURE CENTER  
BUILDING ADDITION**  
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAFT

Designed By	Checked By
GDE	GDE/MT
Date	JANUARY, 2020
Scale	1" = 10'
PLAN STATUS	
07/09/19	CONCEPT PLAN SUB.
07/15/19	REV CONCEPT PLAN
10/02/19	25% MINOR SITE PLAN
11/02/19	50% MINOR SITE PLAN
01/15/20	45% MINOR SITE PLAN
FCPA Project Number	140019-01-001
Map Section	54-4 (101) 0023
Sheet	5 of 14
FCPA File Number	
DATE	DESCRIPTION





1 ARCHITECTURAL SITE PLAN  
 AS1 1" = 10'-0"

SEE CIVIL DRAWINGS FOR EXACT LOCATIONS OF TRESS AND FOR EXACT VEGETATION

**SWSG**  
 SHAEFFER WILSON SARVER & GRAY  
 607 Herndon Parkway  
 Herndon, VA 20170  
 703-471-6803  
 A PROFESSIONAL CORPORATION  
 Engineering Architecture Construction Management

FAIRFAX COUNTY  
 PARK AUTHORITY  
 2025 Government Center Plwy.  
 Suite #21  
 Fairfax, Virginia 22035

NO.	DATE	SUBMISSION
12/19/2019		PROGRESS SET
10/30/2019		SCHEMATIC DESIGN SET
09/30/2019		CONCEPTUAL DRAWINGS-OPTION (3)
09/25/2019		CONCEPTUAL DRAWINGS-OPTION (2)
09/16/2019		CONCEPTUAL DRAWINGS -OPTION (1)
09/09/2019		CONCEPTUAL DRAWINGS

ARCHITECTURAL SITE PLAN

HIDDEN OAKS NATURE CENTER

PROJECT 19-047-B

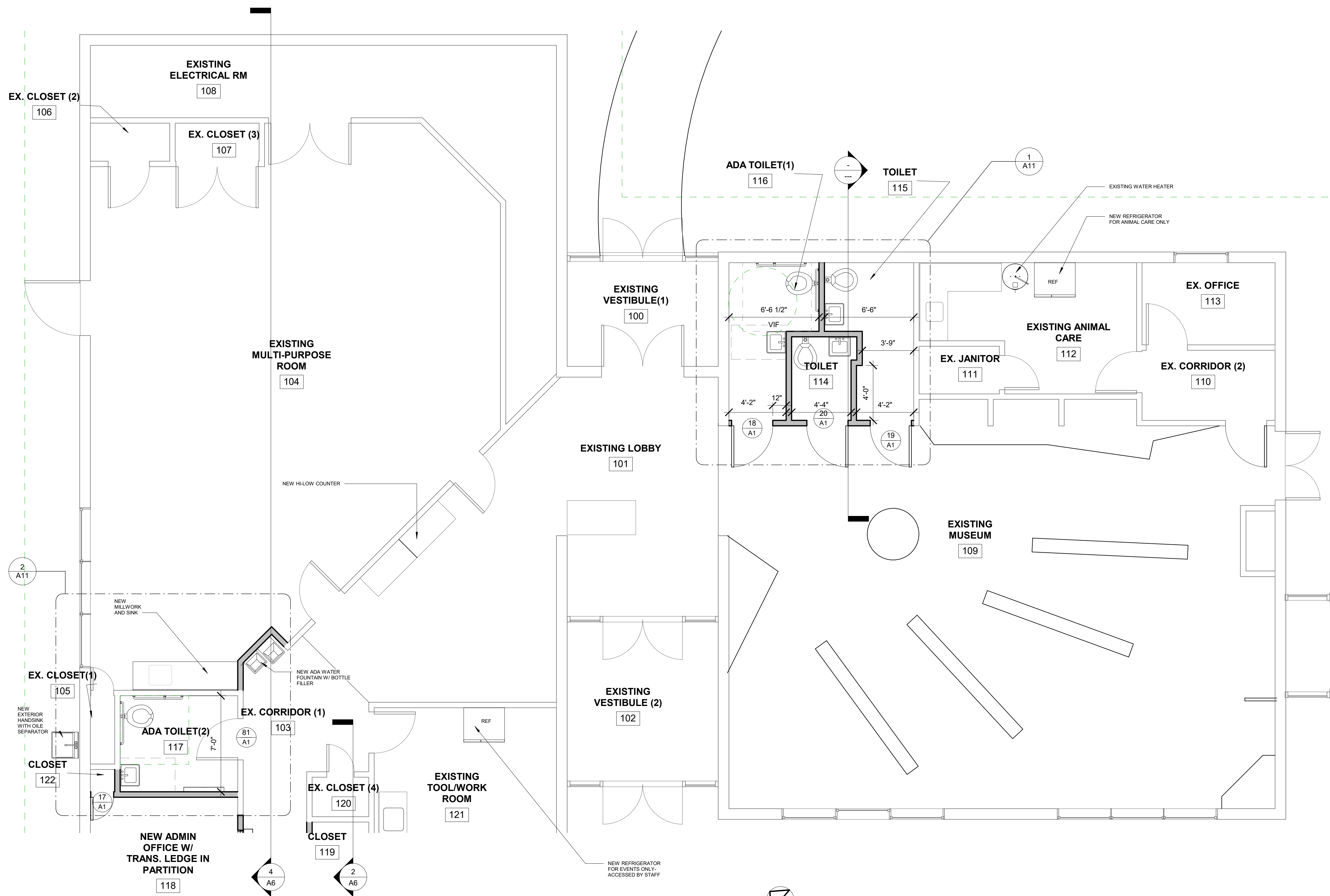
AS1

# Attachment 1

## NEW WORK GENERAL NOTES

- FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- ALL DIMENSIONS GIVEN ARE FROM EXTERIOR FACE OF CMU TO FACE OF CMU OR FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- DIMENSIONS NOTED "CLR" (CLEAR) ARE NOT ADJUSTABLE WITHOUT APPROVAL FROM THE ARCHITECT.
- APPLY JOINT SEALANT BEAD TO ALL TRANSITIONS OF DISSIMILAR MATERIALS.
- FIELD VERIFY ALL DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO SHOP DRAWING SUBMITTAL.
- ALL DOORS SHALL BE UNDERCUT 3/4" ABOVE SLAB UNLESS NOTED OTHERWISE.
- ALL FURNISHINGS AND EQUIPMENT ARE SHOWN FOR INFORMATION ONLY AND ARE NOT IN CONTRACT UNLESS OTHERWISE INDICATED.
- SEE FINISH SCHEDULE FOR FINISHES.
- PROVIDE METAL CORNER GUARDS AT ALL EXPOSED WALL CORNERS. PAINT TO MATCH WALL COLOR AND SHEEN.

## NEW WORK KEYNOTES



1 FIRST FLOOR NEW WORK PLAN A  
 A2 1/4" = 1'-0"

## NEW WORK LEGEND

- GWB/ STUD PARTITION
- DOOR - SEE DOOR SCHEDULE ON DRAWING A1
- FIRE EXTINGUISHER
- NEW WORK KEYNOTE SYMBOL
- CARD READER
- PARTITION TYPE

**SWSG**  
 SHAEFFER  
 WILSON  
 SARVER  
 & GRAY  
 607 Herndon Parkway  
 Herndon, VA 20170  
 703-471-6803  
 A PROFESSIONAL CORPORATION  
 Engineering Architecture Construction Management

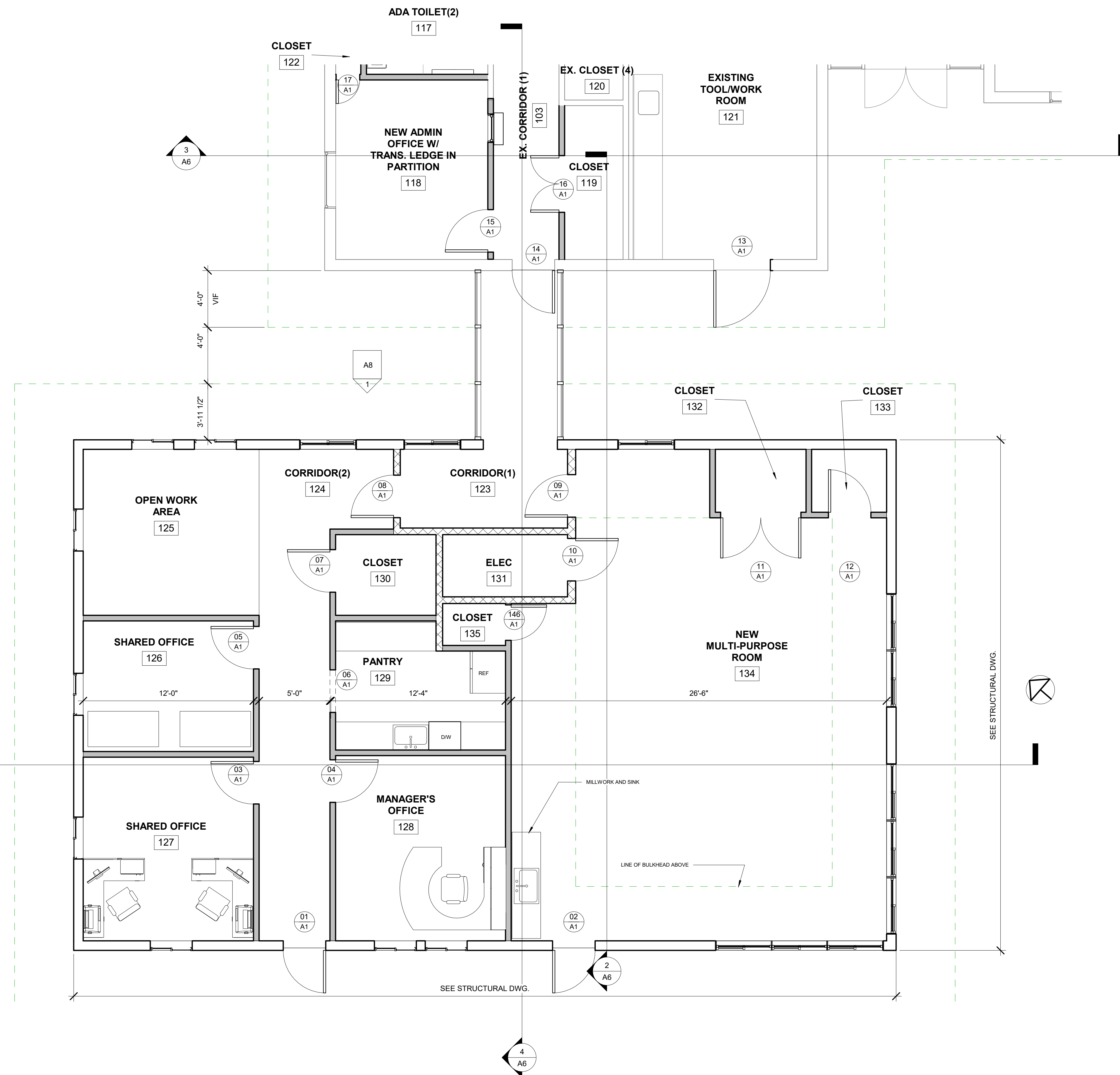
FAIRFAX COUNTY  
 PARK AUTHORITY  
 2005 Government Center Plwy.  
 Suite #21  
 Fairfax, Virginia 22035

NO.	DATE	DESCRIPTION
12/19/2019		PROGRESS SET
10/30/2019		SCHEMATIC DESIGN SET
09/30/2019		CONCEPTUAL DRAWINGS-OPTION (3)
09/25/2019		CONCEPTUAL DRAWINGS-OPTION (2)
09/16/2019		CONCEPTUAL DRAWINGS-OPTION (1)
09/09/2019		CONCEPTUAL DRAWINGS
		SUBMISSION

PROPOSED MAIN LEVEL PLAN A  
 HIDDEN OAKS NATURE  
 CENTER

PROJECT 19-047-B

A2



1 FIRST FLOOR NEW WORK PLAN B  
A3 1/4" = 1'-0"

**SWSG**  
SHAFFER  
WILSON  
SARVER  
& GRAY  
607 Herndon Parkway  
Herndon, VA 20170  
703-471-6803  
A PROFESSIONAL CORPORATION  
Engineering Architecture Construction Management

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2005 Government Center Plwy.  
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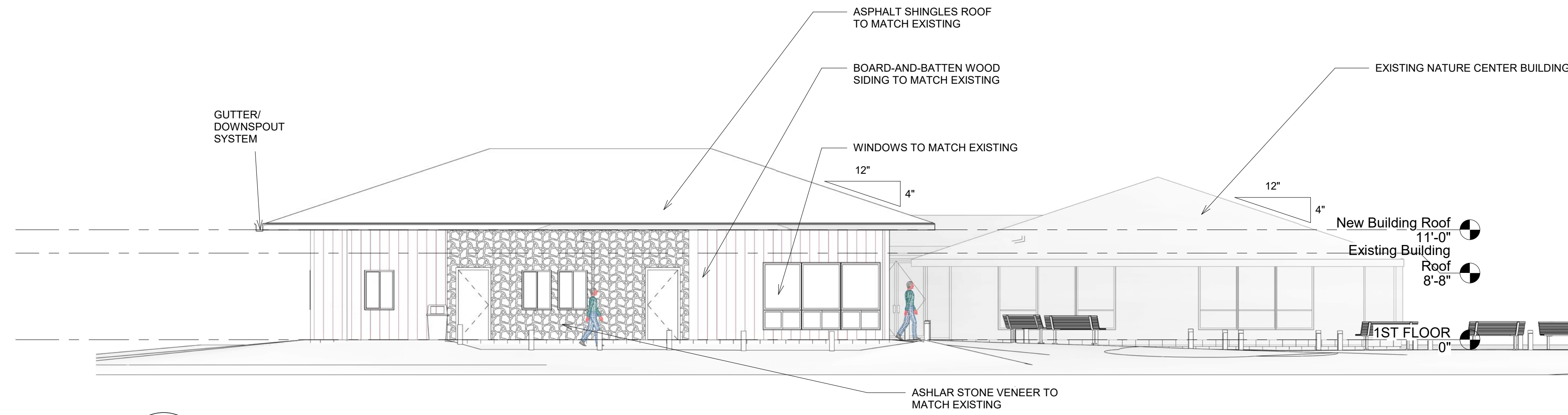
NO.	DATE	SUBMISSION
1	12/19/2019	PROGRESS SET
2	10/30/2019	SCHEMATIC DESIGN SET
3	09/30/2019	CONCEPTUAL DRAWINGS-OPTION (3)
4	09/25/2019	CONCEPTUAL DRAWINGS-OPTION (2)
5	09/16/2019	CONCEPTUAL DRAWINGS-OPTION (1)
6	09/09/2019	CONCEPTUAL DRAWINGS

PROPOSED MAIN LEVEL PLAN B  
**HIDDEN OAKS NATURE  
CENTER**

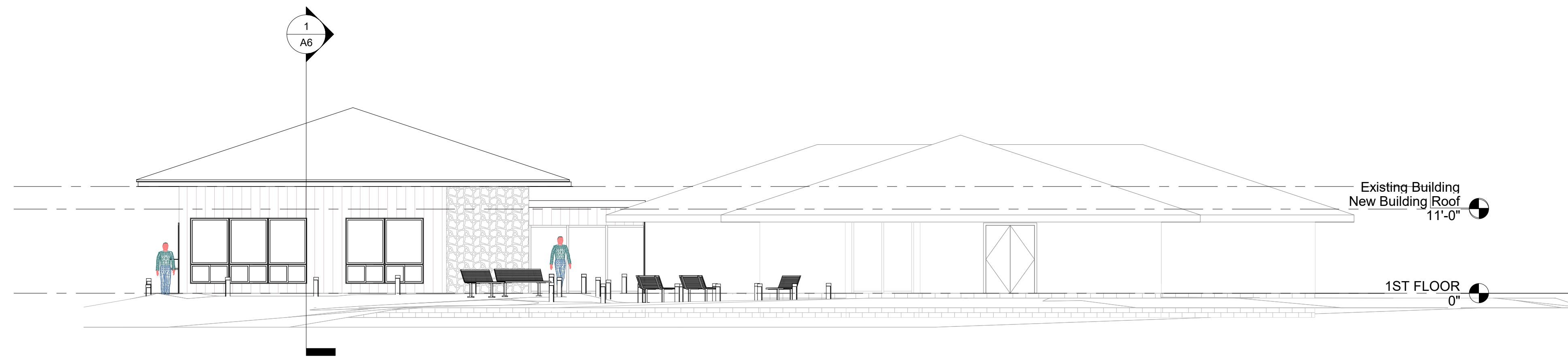
PROJECT 19-047-B

**A3**

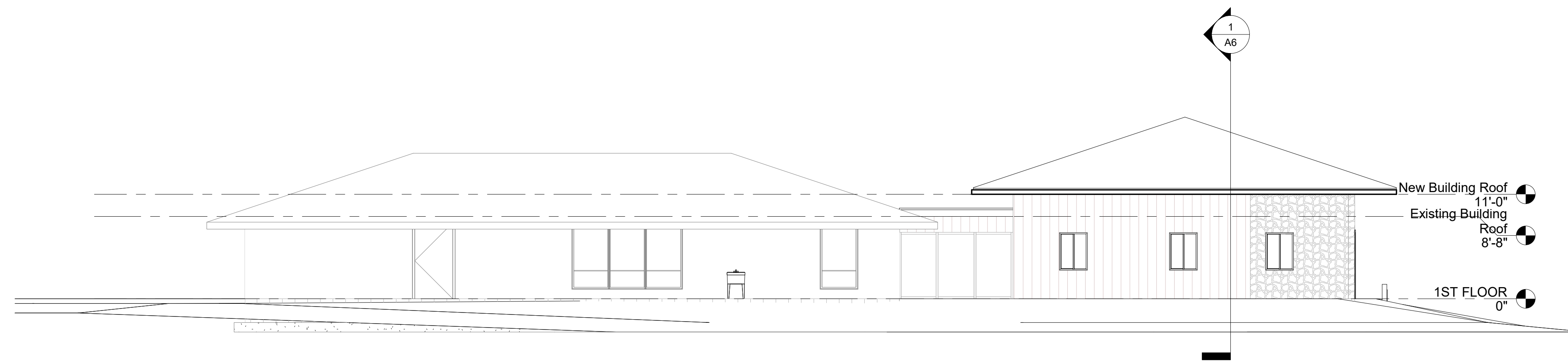




**1** SOUTH WEST ELEVATION  
A7 1/8" = 1'-0"



**2** EAST ELEVATION  
A7 1/8" = 1'-0"



**3** WEST ELEVATION  
A7 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
12/19/2019		PROGRESS SET
10/30/2019		SCHEMATIC DESIGN SET
09/30/2019		CONCEPTUAL DRAWINGS-OPTION (3)
09/25/2019		CONCEPTUAL DRAWINGS-OPTION (2)
09/16/2019		CONCEPTUAL DRAWINGS-OPTION (1)
09/09/2019		CONCEPTUAL DRAWINGS
		SUBMISSION



1 MULTIPURPOSE ROOM CEILING  
A13 12" = 1'-0"



2 SOUTH VIEW  
A13 12" = 1'-0"



3 WEST VIEW  
A13 12" = 1'-0"



4 EAST VIEW  
A13 12" = 1'-0"

**SWSG**  
SHAFER  
WILSON  
SARVER  
& GRAY  
607 Herndon Parkway  
Herndon, VA 20170  
703-471-6803  
A PROFESSIONAL CORPORATION  
Engineering • Architecture • Construction Management

**FAIRFAX COUNTY  
PARK AUTHORITY**  
2005 Government Center Plwy.  
Suite 421  
Fairfax, Virginia 22035

NO.	DATE	DESCRIPTION
1	12/19/2018	PROGRESS SET
2	10/30/2018	SCHEMATIC DESIGN SET
3	09/29/2018	CONCEPTUAL DRAWINGS-OPTION (3)
4	09/25/2018	CONCEPTUAL DRAWINGS-OPTION (2)
5	09/16/2018	CONCEPTUAL DRAWINGS-OPTION (1)
6	09/09/2018	CONCEPTUAL DRAWINGS
		SUBMISSION

3D VIEWS  
**HIDDEN OAKS NATURE  
CENTER**

PROJECT 19-047-B

**A13**

**SCOPE COST ESTIMATE**  
**Annandale Community Park/Hidden Oaks Expansion and Renovation**

**DESIGN**

Design (includes picnic shelter renovation)	\$209,400
Permits and fees	<u>\$39,000</u>
Subtotal	\$248,400

**CONSTRUCTION**

Site work	\$75,000
Building	<u>\$965,000</u>
Subtotal	\$1,040,000

Utility Construction/Fees	\$30,000
Testing and Inspection	\$52,000
Contingency	\$41,400
Project Administration	\$73,200
Fixtures Furniture Equipment Allowance	<u>\$15,000</u>
Subtotal	\$211,600

**Total Project Estimate** **\$1,500,000**

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**ACTION**

Scope Approval – Annandale Community Park Tennis Court Lighting Replacement (Mason District)

ISSUE:

Approval of the project scope to design and replace the tennis court lighting system at Annandale Community Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to design and replace the tennis court lighting system at Annandale Community Park.

TIMING:

Board approval of the project scope is requested on March 25, 2020, to maintain the project schedule.

BACKGROUND:

The 2016 Park Bond includes a grouped project to replace court lighting throughout the county for systems that have exceeded their useful life. Staff identified the replacement of tennis court lighting at Annandale Community Park (Attachment 1) as a priority in the FY 2020 Planning and Development Division Work Plan.

A project team was assembled with representatives from the Park Operations Division (POD) and Planning and Development Division (PDD) to develop the project scope for the lighting project. The project team recommends replacing the existing tennis court lighting system including, wiring, poles and lighting fixtures with new wiring, poles and LED fixtures.

The project cost estimate for replacement of the tennis court lighting system is \$171,000 as detailed in Attachment 2.

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	1 <sup>st</sup> Quarter CY 2020
Construction	3 <sup>rd</sup> Quarter CY 2020

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Staff anticipates that replacement of the existing poles and fixtures with LED fixtures will result in no additional annual revenue. Operation and maintenance costs will be reduced by approximately \$888 per year based on the use of energy efficient LED lighting and the 25-year problem-free warranty provided by the manufacturer for all poles and fixtures. The life-cycle replacement cost of the lighting system is anticipated to be \$171,000 in year 40.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$171,000 is necessary to fund the Annandale Community Park project. Funding in the amount of 171,000 is available in Fund 30400 Park Bond Construction, 2016 Park Bond, PR-000078 Park Renovations and Upgrades, Countywide Outdoor Court Lighting fund this project.

ENCLOSED DOCUMENTS:

Attachment 1: Site Location – Annandale Community Park  
Attachment 2: Cost Estimate – Annandale Community Park

STAFF:

Kirk W. Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Dan Sutherland, Manager, Park Operations Division  
Paul Shirey, Manager, Project Management Branch  
Mohamed Kadasi, Project Coordinator, Project Management Branch  
Michael Baird, Manager, Capital and Fiscal Services



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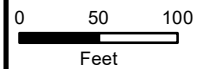
**FAIRFAX COUNTY  
PARK AUTHORITY**

12055 Government  
Center Parkway, Suite 406  
Fairfax, VA 22035-1118

## ANNANDALE COMMUNITY PARK

### TENNIS COURT LIGHTING 2020

FAIRFAX CO VA



2020 January 29

**SCOPE COST ESTIMATE**

**Annandale Community Park  
Tennis Court Lighting**

**Tennis Courts Lighting:**

Construction	\$142,000
Inspection and Testing	\$2,000
Construction Contingency (7%)	\$10,000
Administration (12%)	\$17,000
	<hr/>
<b><i>Tennis Courts Project Estimate</i></b>	<b>\$171,000</b>
<b>Total Project Estimate</b>	<b>\$171,000</b>

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## **ACTION**

### Scope Approval - Hooes Road Park Athletic Field Lighting (Lee District)

#### ISSUE:

Approval of the project scope to design, permit, and construct athletic field lighting at Field #3 in Hooes Road Park.

#### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to design, permit, and construct athletic fields lighting at Field #3 in Hooes Road Park.

#### TIMING:

Board action is requested on March 25, 2020, to maintain the project schedule.

#### BACKGROUND:

Springfield South County Youth Club (SYC) contacted the Park Authority in October 2018, with a request for SYC to fund the installation of athletic field lighting at rectangular Field #3 in Hooes Road Park in accordance with the approved park master plan dated September 1994. Staff conducted two community meetings to discuss current improvements in athletic field lighting systems and the SYC proposal to light Field #3 in accordance with the park master plan. The first meeting was held on April 23, 2019, and the second meeting was held on May 29, 2019. Public comment on the proposed athletic field lighting was received through June 2019. Staff received over one thousand responses from residents and the vast majority were in favor of the project. Based on the overall support for the project staff is recommending to proceed with the SYC lighting proposal for Field #3.

A project team was formed with staff from Park Operations and Planning & Development Divisions to scope the project. The project scope includes providing power to the lighting system and installing a LED athletic field lighting system including conduit, wiring, poles, LED fixtures and a satellite linked control system.

The project scope cost estimate for the design and construction of the Field #3 lighting and power supply upgrade is \$400,000 (Attachment 2). SYC has contributed \$380,000 toward the project cost along with receiving a \$20,000 matching Mastenbrook Grant in November 2019.



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The proposed timeline for completing this project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	March 2020
Design	June 2020
Construction	September 2020

Staff anticipates that the lighting installation will result in no additional annual revenue. Operation and maintenance costs are estimated to be \$3,640 per year with a lifecycle replacement cost of \$380,000 in year 40 for new lighting.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$400,000 is necessary to fund this project. Funding in the amount of \$380,000 is available in Fund 80300 General Park Improvements in PR-000132-002 Hooes Road Rectangular Field #3 Lighting. Funding is also available in the amount of \$20,000 in Fund 30400 Park Bond Construction, 2016 Park Bond, PR-000078 Park Renovations and Upgrades, Mastenbrook Grants for a total amount of \$400,000 to fund this project

ENCLOSED DOCUMENTS:

Attachment 1: Location Map  
Attachment 2: Scope Cost Estimate

STAFF:

Kirk Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning & Development Division  
Paul Shirey, Manager, Project Management Branch  
Mohamed Kadasi, Project Coordinator, Project Management Branch  
Michael P. Baird, Manager, Capital and Fiscal Services



# Hooes Road Park

7233 Hooes Road, Springfield, Virginia, 22150  
 Maintenance Area: 4 - Supervisor District: Lee



Field #	Field Type	Field Surface	Field Length (ft)	Field Width (ft)	Lighting	Irrigation
2	Rectangle	Warm Season	294	183	No	Yes
3	Rectangle	Warm Season	300	180	No	Yes
4	Rectangle	Warm Season	300	183	No	Yes
Field #	Field Type	Field Surface	Center Outfield (ft)	Lighting	Irrigation	
1	Diamond - 90	Cool Season	321	No	Yes	

**SCOPE COST ESIMATE**  
**HOOES ROAD PARK, FIELD #3 LIGHTING**

Design	\$ 20,000
Permits	\$ 2,000
Construction – Lighting Replacement	\$ 335,000
Construction Contingency	\$ 10,000
Inspections and Testing	\$ 3,000
Administration	<u>\$ 30,000</u>
<b>Total Project Estimate</b>	<b>\$400,000</b>

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## **ACTION**

### Scope Approval – Burke Lake Park – Picnic Shelters (Springfield District)

#### ISSUE:

Approval of the project scope to design, permit, and construct (2) picnic shelters at Burke Lake Park.

#### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to design, permit, and construct (2) picnic shelters at Burke Lake Park.

#### TIMING:

Board action is requested on March 25, 2020, to maintain the project schedule.

#### BACKGROUND:

Park Foundation initiated a fundraising campaign for park improvements at Burke Lake Park. Park staff working with the Park Foundation staff identified the addition of picnic shelters in the existing train station/carousel/ice cream parlor area as a desirable improvement that will provide additional shade for users of the facility as well as revenue generating opportunities through birthday parties and other rentals (Attachment 1).

A project team that included representatives from the Park Services Division, Park Operations Division, Resource Management Division, Planning and Development Division and the Park Foundation was assembled to determine the project scope. The project team recommends the following scope of work:

- Design, permit, and prepare construction documents for the project.
- Construct (2) rentable picnic shelters: Shelter #1-20'x20' and Shelter #2-24'x24' that will accommodate four to six picnic tables each
- Construct supporting infrastructure for both shelters to include a concrete pad, access path, retaining sitting wall, and landscaping.

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The cost estimate to design, permit and construct (2) rentable picnic shelters and supporting infrastructure is \$333,371 (Attachment 2).

The proposed timeline is as follows:

<u>Phase</u>	<u>Complete</u>
Design & Permitting	Third Quarter CY 2020
Construction	First Quarter CY 2021

Staff estimates the addition of the (2) picnic shelters will result in additional annual revenue of \$14,000. Staff estimates an increase in annual maintenance costs in the amount of \$8,540 for the picnic shelters with a lifecycle cost of \$14,000 for renovation of the wood structures in year 20, and a lifecycle cost of \$20,000 for replacement of the roofs in year 30.

FISCAL IMPACT:

Based on the cost estimate, funding in the amount of \$333,371 is necessary to fund this project. Funding in the amount of \$182,247 is available in Fund 80300 General Park Improvements in WBS PR-000116-002, Burke Lake Park Shelters and \$111,457 in PR-000058, Park Proffers. Funding is also available in the amount of \$39,667 in Fund 30400 Park Bond Construction, 2016 Park Bond, PR-000078 Park Renovations and Upgrades, Mastenbrook Grants for a total amount of \$333,371 to fund this project.

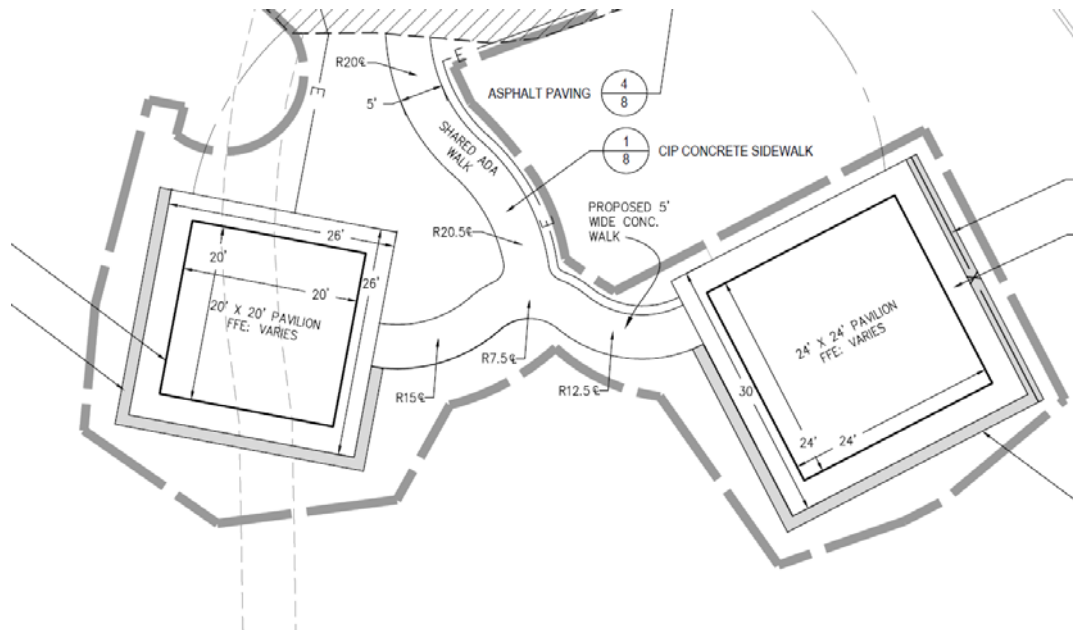
ENCLOSED DOCUMENTS:

Attachment 1: Shelter Locations  
Attachment 2: Scope Cost Estimate

STAFF:

Kirk W. Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee Vosper, Deputy Director/CBD  
Roberta Longworth, Executive Director, Park Foundation  
David Bowden, Director, Planning and Development Division  
Cindy Walsh, Director, Park Services, Branch  
Paul Shirey, Manager, Project Management Branch  
Andy Miller, Project Coordinator, Project Management Branch  
Heather Lynch, Project Manager, Project Management Branch  
Michael P. Baird, Manager, Capital and Fiscal Services

# ATTACHMENT 1



**Scope Cost Estimate**

**Burke Lake Park - Park Shelters**

Design and Permitting	\$ 83,747
Construction	\$217,913
Inspection & Testing	\$ 7,000
Construction Contingency	\$ 17,433
Administration	<u>\$ 7,278</u>
<b>Total Project Estimate</b>	<b>\$333,371</b>

Board Agenda Item  
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## **ACTION**

### Area 1 Maintenance Facility Replacement Reallocation of Funds for Construction Contract Award (Dranesville District)

#### ISSUE:

Approval of the reallocation of funds for the construction contract award for the replacement of the Area 1 Maintenance Facility.

#### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the reallocation of funds for the construction contract award for the replacement of the Area 1 Maintenance Facility.

#### TIMING:

Board action is requested on March 25, 2020, to maintain the project schedule.

#### BACKGROUND:

The Area 1 Maintenance Facility is located within the Pimmit Run Stream Valley Park. The current facilities are inadequate to serve the current and projected needs of the maintenance staff, as the existing buildings have reached their life expectancy and need to be replaced. Facility deficiencies include leaking roofs, building flooding and cramped rooms. A more efficient use of the buildings and site is also required in order to consolidate the work and staff members from the Area 1 and Oak Marr maintenance shops. The staff at the Area 1 Maintenance Facility will increase from 11 merit and 2 seasonal employees to 20 merit and up to 4 seasonal employees, as a result of combing staff from another maintenance shop.

The Park Authority Board approved a revised scope for the replacement of the Area 1 Maintenance Facility in May 2019 with an estimated total project cost of \$4,198,080. Construction bids were opened in July 2019 with only one contractor submitting a bid in the amount of \$4,515,000 which was substantially greater than the available construction funding. Staff entered into negotiations with the lowest responsible bidder in accordance with Fairfax County Purchasing Resolution. Negotiations ended in September 2019 due to the contractor's inability to significantly lower his bid price within available funding

The project was competitively rebid in January 2020 and seven bids were received on



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February 19, 2020. The lowest responsible and responsive bidder was Cooper Building Services LLC in the amount of \$3,402,000. Based the bid amount of \$3,402,000 funding in the amount of \$4,673,080 is required to award the construction cost and to fund the associated project costs (Attachment 1). Funding is currently available in the amount of \$3,998,080 leaving a shortfall of \$675,000. Staff recommends funding the shortfall in the amount of \$675,000 from available bond premium.

The schedule for this project is as follows:

<u>Phase</u>	<u>Planned Start</u>	<u>Planned Completion</u>
Construction	1 <sup>st</sup> Quarter CY 2020	1 <sup>st</sup> Quarter CY 2021

FISCAL IMPACT:

Based on the revised total project cost estimate funding in the amount \$4,673,080 is necessary to fund this project. Funding is currently available in the amount of \$3,934,037 in Fund 30400 Park Bond Construction, Area 1 Maintenance Facility. Funding is also currently available in the amount of \$54,150 Fund 80300, Park Improvement Fund and \$9,893 in SD-000031-89, Area 1 Maintenance Facility Stormwater Enhancements, Stormwater Management, for a total of \$64,043. Additional funding in the amount of \$675,000 is available in Fund 30400 Park Bond Construction, Bond Premium, for total available funding in the amount of \$4,673,080 required to fund this project.

ENCLOSED DOCUMENTS:

Attachment 1: Revised Total Project Cost Estimate

STAFF:

Kirk Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Paul Shirey, Manager, Project Management Branch, Planning and Development Division  
Andy Miller, Project Coordinator, Buildings Branch, Planning and Development Division  
Heather Lynch, Project Manager, Planning and Development Division  
Valerie Maislin, Project Manager, Planning and Development Division  
Michael Baird, Manager, Capital and Fiscal Services

**Reallocation of Funding for Construction Contract Award  
Area 1 Maintenance Facility Replacement**

	Current <b>Funding</b>	<b>Required Funds</b>
<b><u>DESIGN</u></b>		
Design	\$ 388,557	\$ 388,557
Permits and fees	\$ 107,000	\$ 107,000
Subtotal	\$ 495,557	\$ 495,557
<b><u>CONSTRUCTION</u></b>		
CONTRACT AWARD-Cooper Bulding Services LLC		\$ 3,402,000
Demolition	\$ 69,020	included
Building	\$ 2,037,684	included
Sitework	\$ 673,293	included
Contaminated Soils	\$ 31,200	\$ 20,000
Subtotal	\$ 2,811,197	\$ 3,422,000
Utility Construction/Fees	\$ 150,000	\$ 150,000
Construction Administration	\$ 65,443	\$ 65,443
Testing and Inspection	\$ 55,919	\$ 55,919
Contingency	\$ 149,068	\$ 174,000
Project Administration	\$ 240,896	\$ 280,161
Fixtures Furniture Equipment Allowance	\$ 30,000	\$ 30,000
Subtotal	\$ 691,326	\$ 755,523
<b>Total Project Estimate</b>	<b>\$ 3,998,080</b>	<b>\$ 4,673,080</b>

Board Agenda Item  
March 25, 2020

## **INFORMATION (with presentation)**

### VDOT I-495 Northern Extension (NEXT) Express Lanes (Dranesville, Providence Districts)

Virginia Department of Transportation (VDOT), in cooperation with the Federal Highway Administration (FHWA), is proposing to extend the Interstate 495 (I-495) Express Lanes for approximately three miles, from the I-495/Dulles Toll Road (Route 267) interchange to the George Washington Memorial Parkway (GWMP) in the McLean area of Fairfax County, Virginia. The project is intended to reduce congestion and improve travel reliability as population and employment continue to grow in the region, and to provide additional travel choices to single-occupancy drivers while encouraging high-occupancy travel modes. The project will include the construction of several shared-use paths and bicycle facilities, improved stormwater facilities, and noise barriers along the project corridor.

Planning-level estimates indicate that the proposed design for the project will require a temporary grading and construction easement not to exceed 2.01 acres, and permanent fee simple incorporation of up to approximately 1.20 acres, of Scotts Run Nature Preserve (Preserve), a property protected under Section 4(f) of the Department of Transportation Act of 1966 (Section 4(f)). An existing VEPCO easement is maintained by Dominion Power along the abutting I-495 ROW within the boundaries of the Preserve. An additional easement impact of 1.01 acres within the Preserve is necessary for the potential relocation of existing Dominion Power poles within the current easement. The Virginia Department of Conservation and Recreation (VDCCR) confirmed that the Preserve, Tax Map # 21-1((1)) 3, is 6(f) protected. If a fee taking on Parcel 3 is needed for the project, VDOT will need to undergo the Land and Water Conservation Fund (LWCF) process to obtain approval of replacement lands.

Staff will provide an update on the proposed infrastructure project, review the impacts to park property and discuss the estimated project milestones related to the conceptual design plans and the draft Environmental Assessment documents currently under review. VDOT held a design public hearing on March 12, 2020, and public comments will be accepted until April 15, 2020. The Fairfax County Department of Transportation anticipates seeking Fairfax County Board of Supervisors endorsement of the project on April 14, 2020.

### ENCLOSED DOCUMENTS:

None

Board Agenda Item  
March 25, 2020

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Cindy Walsh, Director, Park Services Division

Judy Pederson, Public Information Officer

Michael Baird, Fiscal Administrator

David Bowden, Director, Planning & Development Division

Anna Bentley, Manager, Park Planning Branch

Elizabeth Iannetta, Trails & Infrastructure Coordinator, Park Planning Branch

Cindy McNeal, Real Estate Services Branch

John Burke, Manager, Natural Resources Branch

Committee Agenda Item  
March 11, 2020

## **INFORMATION**

### Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during February 2020 over \$100,000 in value. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and is listed on the report until a Notice to Proceed (NTP) is issued.

### ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report for February 2020

### STAFF:

Kirk W. Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Paul Shirey, Manager, Project Management Branch

<b>Construction Services: February 2020</b>								
<b>Project Name</b>	<b>Company Name</b>	<b>Contract Award</b>	<b>Total Construction</b>	<b>Type of Contract</b>	<b>Funding Source</b>	<b>Scope of Work</b>	<b>NTP</b>	<b>Comments</b>
Area 1 Maintenance Facility	Cooper Building Services, LLC	\$3,402,000	\$4,198,080	CN	PR-000078-03	Replace/upgrade existing Area 1 Maintenance Facility	TBD	Pending. Bid opening was on 2/19/20, and the Apparent Low Bidder and proposal amount are listed.
Roundtree Park	Southern Asphalt Company, Inc.	\$208,449.20	\$1,300,000	PO	PR-000078-049	ADA Trail Restoration	1/13/20	
Roundtree Park	Centennial Contractors Enterprises, Inc.	\$245,706.46	\$1,300,000	PO	PR-000078-049	Renovation of Picnic Shelter and Bathrooms	1/23/20	
Roundtree Park	Southern Asphalt Company, Inc.	201,246.50	\$1,300,000	PO	PR-000078-049	ADA Parking	TBD	
Burke Lake Park: Park Foundation Picnic Shelters	TBD	TBD	TBD	TBD	PR-000116-022 PR-000058 PR-000078	Install two new picnic shelters funded by the Park Foundation	TBD	
Arrowbrook Field #1 Turf Replacement	FieldTurf, USA	\$411,394	\$450,000	PO	PR-000097-020	Synthetic Turf Replacement	TBD	
Ossian Hall Field #3 Turf Replacement	FieldTurf, USA	\$383,019	\$450,000	PO	PR-000097-019	Synthetic Turf Replacement	TBD	
Pine Ridge Field #4 Turf Replacement	FieldTurf, USA	\$445,901	\$500,000	PO	PR-000097-018	Synthetic Turf Replacement	TBD	

March 11, 2020

Long Branch SV Trail	Tibbs Paving, Inc.	\$219,802	\$674,650	PO	PR-000091-045 PR-000078	Paving and misc. improvements	TBD	
Flatlick SV Trail	Tibbs Paving, Inc.	\$250,072	\$494,000	PO	PR-000078-091	Paving and misc. improvements	TBD	
Jefferson District Park – Parking Lot Improvements	Southern Asphalt	\$299,671.80	\$1,000,000	PO	PR-000078-010	ADA improvements and parking lot paving	TBD	
Colvin Run Mill - Wheel Sections and Flume Replacement	TBD	TBD	TBD	PO	TBD	Wheel Section and Flume Replacement	TBD	
Greendale Golf Course – West Parking Lot Renovation	Southern Asphalt	\$159,910	175,000	PO	PR-000108-068	Renovation of ADA parking lot	TBD	
Eakin Park CCT Improvements	Tibbs Paving, Inc.	\$107,859.13	\$139,5000	PO	PR-000108-072	Repaving and misc. improvements	TBD	

<b>Professional Services:</b>					
<b>Project Name</b>	<b>Firm Name</b>	<b>Amount</b>	<b>Funding Source</b>	<b>Scope of Services</b>	<b>NTP</b>
Archaeology and Collections Facility	Glavé & Holmes Architecture	TBD	PR-000076-003	Design, Permitting and Construction Administration services for the Archaeology and Collections Facility, based on a phased construction plan	TBD